



Absolute NNN Ground Lease | 7.00% Cap Rate | Prime Chicago MSA Infill Location



OFFERING MEMORANDUM

MOUNT PROSPECT, ILLINOIS (CHICAGO MSA)

Marcus & Millichap
THE SULO GROUP

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OFFERING SUMMARY



PROPERTY ADDRESS

Take 5 Oil Change

801 E. Rand Road
Mount Prospect, IL 60056

OFFERING SUMMARY

Price:	\$1,415,000
Cap Rate:	7.00%
Net Operating Income:	\$99,000
Building Square Footage:	1,617 Sq Ft
Year Built:	2021
Lot Size:	+/- 0.31 Acres

LEASE SUMMARY

Tenant:	Welms Group Holdco LLC
Guaranty:	Franchise
Lease Commencement:	2/27/2020
Rent Commencement:	7/1/2022
Lease Expiration:	6/30/2032
Lease Term Remaining:	5+ Years
Lease Type:	Ground Lease
Roof and Structure:	Tenant Responsible
Rental Increases:	10.00% Every 5 Years
Renewal Options:	Four, Five-Years
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
6-10	7/1/2027	6/30/2032	\$99,000	7.00%
11-15 (Option 1)	7/1/2032	6/30/2037	\$108,900	7.70%
16-20 (Option 2)	7/1/2037	6/30/2042	\$119,790	8.47%
21-25 (Option 3)	7/1/2042	6/30/2047	\$131,769	9.31%
26-30 (Option 4)	7/1/2047	6/30/2052	\$144,946	10.24%

INVESTMENT HIGHLIGHTS



- **Absolute NNN Ground Lease | 10.00% Rent Increases Every Five Years**
 - Absolute NNN Ground Lease with zero landlord responsibilities whatsoever, providing investors with a truly passive investment.
 - Four, five-year renewal options remaining with 10.00% rent increases every five years.
 - Scheduled increases grow the effective yield on the asking price from 7.00% to as high as 10.24% during the fourth renewal option.
- **Established Take 5 Location | Proven Operating History**
 - 2021 built-to-suit location that is currently open and operating, eliminating new-store opening and construction risk.
 - Take 5's website currently identifies the Mount Prospect store as a 2025 Top-Rated location with a 4.9 rating and more than 2,000 reviews, demonstrating an established local customer base.
 - Lease backed by the Welms Group Holdings, LLC, a multi-unit Take 5 operator with an established presence in Illinois.
- **Premier Rand Road Retail Corridor**
 - Prominent positioning along E. Rand Road, which sees approximately 18,240 cars per day.
 - Located near Mount Prospect Plaza and Randhurst Village, two major concentrations of retail in the immediate trade area.
 - Nearby national retailers include: Walmart Supercenter, Menards, ALDI, Burlington, Marshalls, Ross Dress for Less, Five Below, LA Fitness, Costco, Macy's, HomeGoods, TJ Maxx, Michaels and PetSmart.
- **Dense and Affluent Demographics | Chicago MSA**
 - More than 316,000 residents and 125,000 households within five miles of the property.
 - Average household income exceeds \$140,000 within one mile and \$123,000 within five miles.
- **Strong Daytime Demand Drivers**
 - Approximately 8 miles from Chicago O'Hare International Airport and 22.7 miles from Downtown Chicago.
 - 383k+ people comprise the five-mile daytime population, supporting substantial daytime demand in addition to the surrounding residential base.
 - Approximately 187,500 employees within five miles supplement the dense surrounding residential population and support daytime consumer demand.





AERIAL OVERVIEW



AERIAL OVERVIEW





TENANT PROFILE

Take 5 Oil Change is one of North America's leading providers of quick-service automotive maintenance, specializing in convenient, stay-in-your-car oil changes. Founded in 1984, the company has established a nationally recognized brand through its differentiated service model, offering oil changes in approximately 10 minutes without requiring customers to leave their vehicles. In addition to oil changes, Take 5 provides essential automotive maintenance services, including fluid exchanges, air filter replacements, and other routine vehicle maintenance.

Take 5 Oil Change operates as a subsidiary of Driven Brands Holdings Inc. (NASDAQ: DRVN), the largest automotive services company in North America. Driven Brands operates a diversified portfolio of leading automotive service brands, including Meineke, Maaco, CARSTAR, and AutoGlassNow, with more than 4,200 locations throughout the United States and Canada. In fiscal year 2025, Driven Brands generated approximately \$1.9 billion in revenue and \$6.1 billion in system-wide sales.

Take 5 has demonstrated substantial expansion, growing to 1,342 locations across North America as of year-end 2025, consisting of 812 company-operated and 530 franchised locations. The brand continues to serve as a primary growth driver for Driven Brands, supported by its expanding franchise network, streamlined operating model, and increasing consumer demand for convenient, recurring automotive maintenance services.

Company Type: Public
Location: Charlotte, North Carolina (1,400+ Locations)
Website: <https://www.take5.com/>

**Driven Brands
(NASDAQ: DRVN)**

Parent
Company

1,400+

Locations

**24 Consecutive
Quarters**

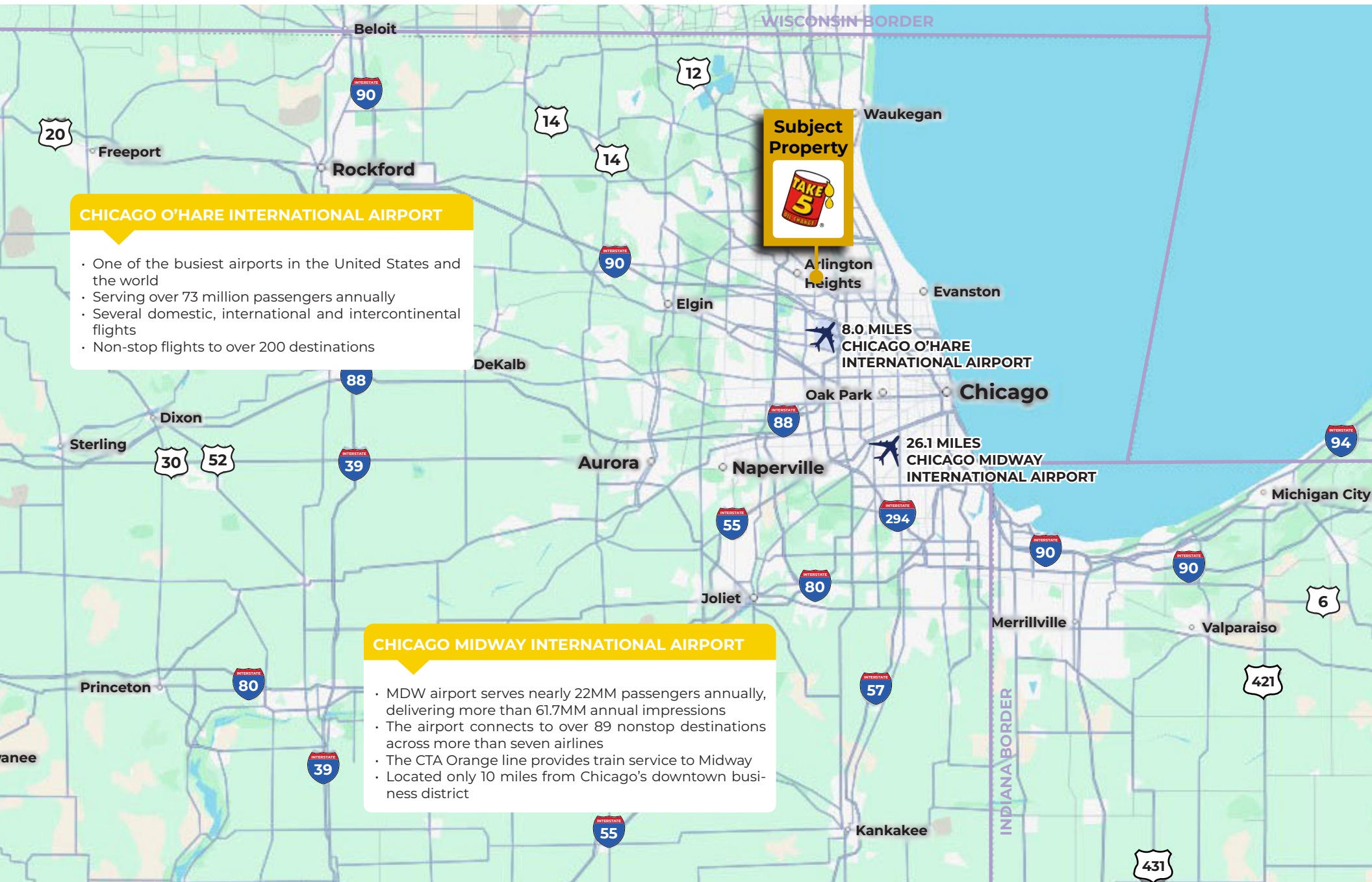
Positive Same-Store
Sales Growth



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW



MOUNT PROSPECT

- Features a renewed urban-suburban center anchored by a Metra station on the Union Pacific Northwest Line, offering a roughly 35-to-45-minute ride into Chicago.
- Boasts 400 acres of park facilities managed by local park districts, including an outdoor wave pool, golf courses, and proximity to the Cook County Forest Preserves.
- Served by well-rated local elementary districts and high schools like John Hersey High School and Prospect High School.
- Includes the newly revitalized downtown restaurant and retail scene, plus large shopping destinations nearby such as Randhurst Village.

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	14,212	121,512	316,250
2020 Population	14,955	125,965	325,312
2024 Population	14,375	122,675	316,493
2029 Population	14,301	122,533	316,115
HOUSEHOLDS			
2010 Households	5,482	48,019	121,483
2020 Households	5,614	49,942	125,516
2024 Households	5,534	49,996	125,588
2029 Households	5,494	50,036	125,655
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	83.8%	72.2%	68.7%
2020 Owner Occupied Housing Units	82.5%	69.6%	65.9%
2024 Owner Occupied Housing Units	82.2%	69.6%	66.0%
2029 Owner Occupied Housing Units	82.1%	69.6%	66.0%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	12.5%	22.1%	25.4%
2020 Renter Occupied Housing Units	13.3%	25.3%	28.7%
2024 Renter Occupied Housing Units	13.7%	25.3%	28.7%
2029 Renter Occupied Housing Units	13.8%	25.3%	28.7%
AVERAGE HOUSEHOLD INCOME	\$140,773	\$125,636	\$123,333

AREA SNAPSHOT



316,493
POPULATION (5-MILE)



383,762
DAYTIME POPULATION (5-MILE)



125,588
HOUSEHOLDS (5-MILE)



\$140,773
AVERAGE HOUSEHOLD INCOME (1-MILE)